

## **D# 35 DESIGN DISTRICT OVERLAY CONSOLIDATION AND DEVELOPMENT TABLE CLEAN-UP**

### **General Description**

The City of Renton Planning Division made this docket item request. This item follows the work that was done as part of Docket #2 under the Design Regulations and the Small Lot/Cottage Housing items. As staff drafted the code for those docket items, it was noted that Design District E could be consolidated with Design District B and that this portion of code should be in a format similar to the code that was drafted for the design regulations. Additionally, there are several footnotes and clauses in the development tables that can be deleted.

### **Impact Analysis**

#### Effect on rate of growth, development, and conversion of land as envisioned in the Plan

Not applicable. The proposed changes would not affect the rate of growth or rate of development.

#### Effect on the City's capacity to provide adequate public facilities

Not applicable. There are no anticipated effects on the City's capacity to provide adequate public facilities created by the proposed changes.

#### Effect on the rate of population and employment growth

Not applicable. There are no anticipated effects on the rate of population and employment growth created by the proposed changes.

#### Whether Plan objectives are being met as specified or remain valid and desirable

Not applicable. In general, this docket item includes no substantive changes to Title IV and as such there are no relevant Comprehensive Plan objectives. For the new requirements that would be required of District E when it consolidates with District B, the Land Use Element calls for the promotion of development that creates communities that are visually attractive, safe, and healthy places to live. The additional requirements work to ensure that new development is visually attractive and with elements contributing to the pedestrian environment, encourage a safe and healthy place to live.

#### Effect on general land values or housing costs

Not applicable. There are no anticipated effects on general land values or housing costs created by the proposed changes.

#### Whether capital improvements or expenditures are being made or completed as expected

Not applicable.

#### Consistency with GMA and Countywide Planning Policies

Not applicable. The proposed changes do not have any bearing on the Growth Management Act (GMA) and Countywide Planning Policies.

Effect on critical areas and natural resource lands

Not applicable. The proposed changes would not have any effects on critical areas and/or natural resource lands.

Effect on other considerations

Not applicable.

**Staff Recommendation**

Staff recommends deleting Design District E entirely and placing the land use that is currently in that district (Residential Multi-Family zone in the Center Village land use designation), in Design District B. As shown in Attachment A, there are some standards that will be required of development that is shifted to District B that is not currently required of it in District E. For example, maintaining the existing street grid pattern and orienting the building to the street with clear connections to the sidewalk. It is important to note that currently the Design overlays function with the standards being required and guidelines being items that the City would like to see, but are not required of development. So, there are some additional items that would become guidelines for District E that are not currently guidelines, but this is not adding any requirements. There is also one standard that is currently required of District E that is not currently required for District B, but would be an additional requirement for District B. That standard is to provide site furniture in public places.

In addition, staff recommends the Design Overlay portion of the code be amended to a format that is more similar to the design regulations that were part of Docket #2. That new portion of code utilized a table to make the code easier to understand. Additionally, the standards are called out and are more clearly requirements, while the guidelines more clearly provide framework for the requirements.

Finally, staff recommends amending the development standards table (4-2-110A) and associated footnotes (4-2-110D) for clarity and to eliminate inconsistencies and duplications. For example, in the density section the word “net” should be added to the minimum and maximum density headers to add clarity for users of the code.